Frequently asked questions

Moffat Beach seawall reconstruction

Why has the project timeline been extended to late 2026?

Rebuilding the Moffat Beach seawall is proving itself to be very challenging. The remaining sections can only be built from the beach, not from the land side, to protect the Norfolk pines. This means progress depends entirely on tide height, swell direction, sand levels, and short safe working windows. Even small changes in beach conditions can remove the construction platform altogether.

Earlier supply delays also pushed the most delicate work into summer, the most challenging period for erosion and swell. Together, these factors mean the original April 2026 completion is no longer realistic.

Why can't construction happen from behind the seawall?

To protect the Norfolk pines in alignment with community sentiment, we designed the seawall to avoid disturbing their root zones. This means we cannot construct the wall from the land side. As a result, all central and eastern works must occur from the beach, which is often inundated or reshaped by tides and swell. This method honours community feedback and preserves the iconic Moffat Beach character, but it does slow construction.

Why is working in the tidal zone so challenging?

This part of the coastline is highly reactive. To safely build:

- crews need a low tide,
- safe swell direction, and
- enough dry sand to support machinery.

Even minor changes can wash away the beach overnight. Forecasts for swell are only reliable 3–5 days ahead, so teams constantly adapt plans based on conditions.

Why do small swells cause such big delays?

During summer, even a small swell or slight change in direction can remove the narrow strip of beach needed to position excavators. If there's no beach, there's no way to build. That's why progress can slow dramatically at times despite good planning.

What are temporary rock platforms and why are they needed?

When sand levels drop too low, crews build temporary rock-bag platforms to create a safe working surface. These platforms allow excavators to place only a few rocks at a time during short low-tide windows. They're essential for safety but also slow down progress.

Want the latest updates?

Scan the QR code to visit the project page for more information, and subscribe for email updates.

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Why are Beach Access 274 and 275 closed?

Beach Access 274 and 275, and the sandy beach between the goat track (rock shelf entry) and Beach Access 274 will remain closed for safety, until works are complete.

Heavy equipment, machinery and construction activity will be operating in this zone and will take up the beach space.

The goat track will stay open and you can still walk down onto the rock shelf as usual. However, the beach area you would normally reach from the goat track will be closed.

How to access the beach:

The safest and only recommended access point during this stage of construction is via the vehicle access ramp at the western end of the beach.

Please follow all site signage and directions from workers.

With the western seawall section, coastal path, car park and new beach access ramp now finished, we encourage you to enjoy the western end of the beach while crews continue work on the eastern side.

What's happening on site right now?

- Crews are building around tide windows.
- 544 tonnes of rock has been delivered for upcoming works.
- Landscaping on the western section continues, including new shade trees.
- A time-lapse (still-image) camera is monitoring sand movement to help refine planning.

1. Work hours are being adjusted – including early starts, late finishes, and selected weekend shifts.

- A replacement Norfolk Pine will be planted to replace the removed Cook Island Pine.
- Local businesses continue to receive support from Council's Activation Officer.

What is Council doing to protect the Norfolk pines?

Protecting the pines has guided design and construction decisions. Arborists monitor the trees throughout construction, and crews remain onsite in summer to keep an eye on root zones. Choosing to retain the pines means slower construction – but it aims to protect the landscape our community loves.

Why is there a fence on the western section?

A safety assessment showed a foreseeable fall risk onto the rock armour where the seawall was realigned.

To keep the community safe, a fence was required.

The central and eastern sections, however, were able to be designed to retain open vistas without fencing.

We're exploring options to minimise the visual impact of the western fence through materials, design refinements and strategic placement of seating.

How long does it take to build each section of seawall?

Because of the construction method and the tide-dependent schedule, crews need about a four-hour low-tide window to build approximately 5 metres of wall to mid-height.

To complete that same length to full height can require an eight-hour window, which is rare under typical tide and swell conditions.

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What progress has been made so far?

The entire western seawall and new coastal path are complete.

Landscaping and shade tree planting are underway.

Approximately 20% of the central section has been built, despite limited summer work windows.

How is Council supporting local businesses during construction?

A dedicated Place Activation Officer is now part of the project team and is assisting businesses with activation opportunities, promotion, and ongoing support as construction continues.

What happens next?

We'll continue providing regular updates as crews work around tides and swell to make steady progress.

When complete, Moffat Beach will have:

- a stronger, safer seawall,
- improved pathways and access,
- new shaded areas,
- protected Norfolk pines, and
- a foreshore ready for the future.

Is Moffat Beach still open?

Yes – you can still enjoy all that Moffat Beach offers. Grab a coffee, browse the shops, and catch up at your favourite café.

There's plenty of space to picnic, soak up the view, go for a walk, or check the surf.

Parking may be limited, so cycling, walking or catching the bus is encouraged.

We appreciate your patience – the improvements will be worth it. In the meantime, Moffat Beach is still serving up great coffee, sunshine, salt air, and good vibes.

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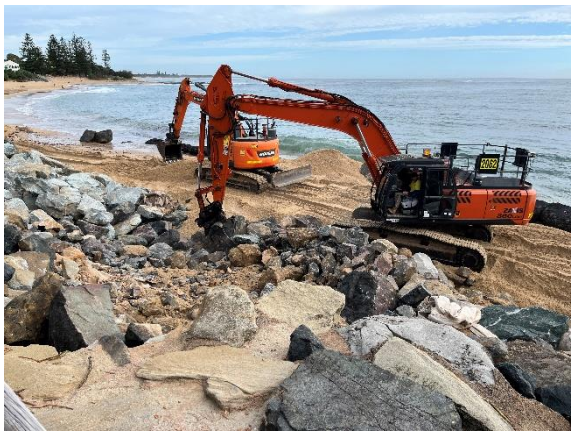
Moffat Beach – How we build the seawall

Work required from the beach

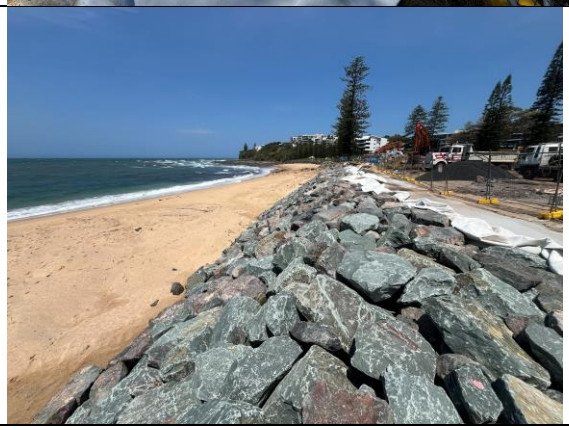
1. **Prepare working platform**
   We carefully remove the old rocks from the damaged seawall and reuse them to build a stable platform for our machinery.
   This gives excavators a safe, solid surface to work from.



2. **Place sand to level the area**
   We bring in sand and fill the gaps between the rocks in the platform.
   This helps create a more level surface so machinery – like excavators and dump trucks – can move around safely.

3. **Dig the foundation trench**
   We then dig a trench at the bottom of the seawall, which forms the foundation of the new wall.
   A layer of strong fabric (called geofabric) is placed in the trench to help stabilise the rocks that go on top.

4. **Install the foundation rocks (toe rock) and underlay**
   We place large foundation rocks (called toe rock) into a trench at the bottom of the seawall.
   Then we add another layer of rock (underlay rock) up the slope.
   These layers are built up to a safe height above the normal influence of tides and swell, so the wall has a strong, stable base that won't be washed out.

5. Install the armour rock (the protective outer layer) Once the foundation is secure, we place the bigger outer rocks (armour rock) on top. These are also built up to the same height, creating the strong protective face of the seawall.	
6. Continue building the wall upward We keep adding layers of rock – either building up the base or finishing the full height – depending on weather, tide and swell conditions. We only build when it's safe, and when the beach is exposed enough to support machinery.	
Work able to be done from land (top of the wall)	
7. Some parts of the job can be done from the land side once the lower wall is built. These include: • Preparing the area for the concrete capping beam (the top edge of the wall) • Adding engineered fill (specially placed soil and gravel) to support the wall structure • Installing grouted sandstone blocks that finish the top of the seawall These steps help create a safe, stable and long-lasting final product.	

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